

REAL ESTATE AUCTION

THURSDAY, NOVEMBER 13, 2025

- REAL ESTATE TO SELL AT 5:00 PM -
ON LOCATION 212 E CHURCH STREET - COOK, NE 68329



Property Legal Description:
LOT 1 & E30' LOT 2 BLK 5 IN
THE SUBDIVISION OF A PT OF
TOMERS SUBDIVISION LO-
CATED IN COOK, NE LOCAT-
ED IN JOHNSON COUNTY, NE
Date Built: 1971



General Description: Very nice 4 bedroom home in a quiet cul-de-sac with many updates. This home boasts a beautiful open layout including an updated kitchen and a large sunroom with a fireplace. A single car attached garage, large unfinished basement, garden shed and detached shop provide plenty of storage and endless opportunity. With a little creativity, you can put your own touch on the already established backyard landscape and have the place you see in magazines! Don't miss your opportunity to have a beautiful home in small town NE! Available to show 10/7.

TAXES: 2024 taxes were \$3,233. All of the 2024 taxes will be paid by seller. Estimated 2025 taxes will be prorated until the day of closing.

TERMS: 10% of Purchase Price down the day of the sale. Property sells in "as-is" condition. Buyer shall be required to sign a cash, non-contingent offer to purchase immediately following the sale. The remaining balance shall be paid with a cashier's check at closing, on or before December 10, 2025. Full possession to be given upon closing. Seller shall furnish a Special Warranty Deed with title insurance policy. The cost of the Owner's title insurance policy and escrow closing fees shall be equally divided between buyer and seller. Any policy endorsements and/or survey requirements shall be at the Buyer's expense. Please make your financial arrangements before the auction..

Agency Disclosure: Easter & Associates, Inc. is acting as agents of the Sellers only.

SELLER: BRIDGET MCNIFF

Property sells to the highest bidder, with Sellers confirmation of final bid price (Auction with Reserve)
Announcements from the auction block will take precedence over any printed material.

For more information or to arrange an inspection contact:



Insurance • Real Estate • Auctioneering

ZANE GANSEMER Auctioneer/Realtor
402-227-5170 (Cell) • 402-269-2221 (Office)
Mark Easter, Broker | Easter & Associates, Inc.

Insurance - Real Estate - Auction
363 5th Street - Syracuse, NE
zane@goeaster.com **www.goEaster.com**

